



Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report  
January 2026



Assets Under Management\* and Managed Area

COP\$ 581.198 Million



GLA: 84.037 sqm



Return

Since the beginning: 12,95% EAR



LTM: 12,55% EAR (CPI + 6,84%)



Economic and Physical Occupancy

Economic: 97,17%



Physical: 96,54%



Outstanding Lease Balance

0,01% (\$3,036,434)



Secondary Market

Traded Volume: YTD COP\$4.296 Million



Weighted Average Trading Price : 65,9%



Dividend Yield

LTM: 5,42%\*\*

(Jan: 4,68%)  
DY calculated over the Net Asset Value of the Equity Security



Jan: 7,10%  
DY calculated over Market Price



Debt Structure

Capital: COP\$ 139.479 Million

Weighted average cost of debt 10,45% EAR\*\*\*\*



LTV\*\*\*\*\*: 24,50% < 35% Limit



\* Total Assets Under Management. Includes cash accounts, tangible assets, accounts receivable & other assets.

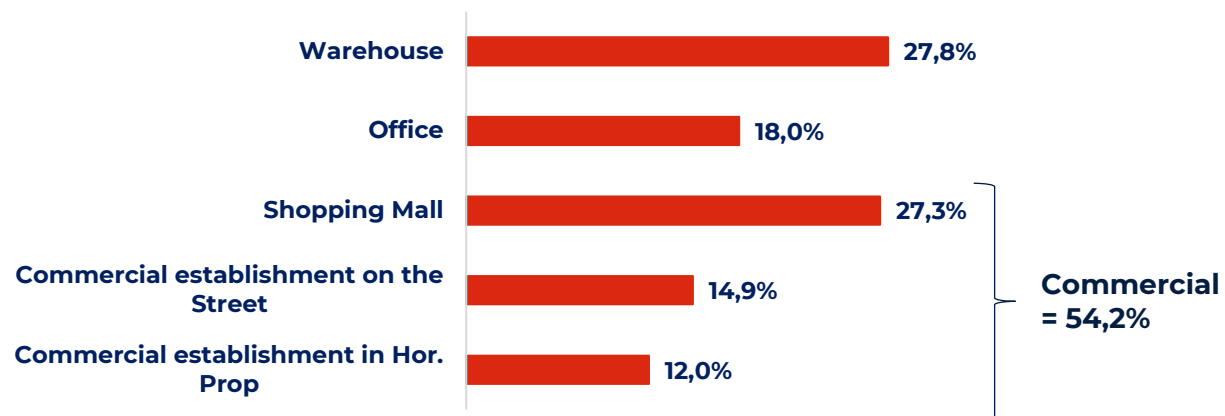
\*\* Yield Distributed During the Month Over the Monthly Average Security Price.

\*\*\*\* Weighted Average Cost of Debt.

\*\*\*\*\* Loan to Value

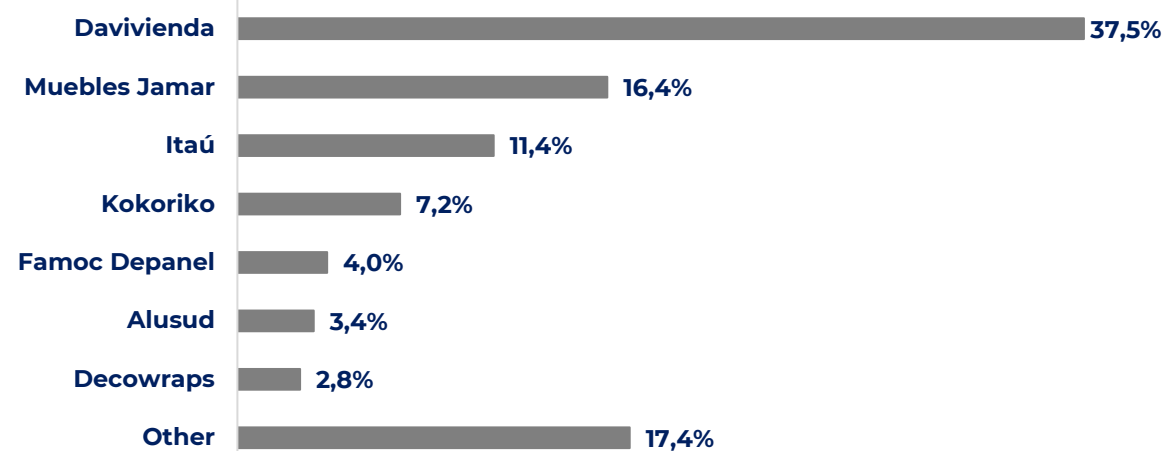
TIN securities are participatory securities and, therefore, will not have a guaranteed return. Instead, their return will be variable and will depend on the performance of the investments that make up the Universality.

### By Type of Real Estate Property



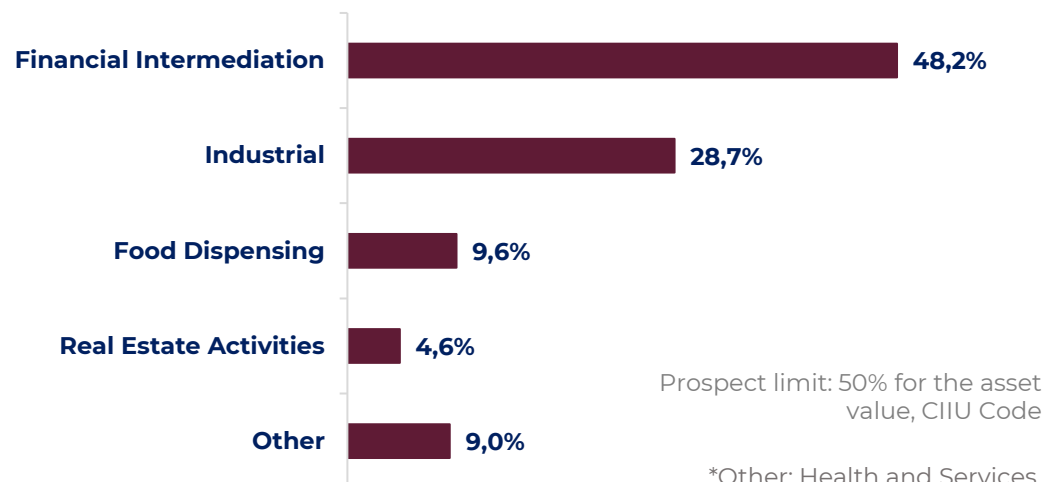
Prospect limit: 60% by the type of asset.

### By Tenant



Prospect limit: 30% for income.

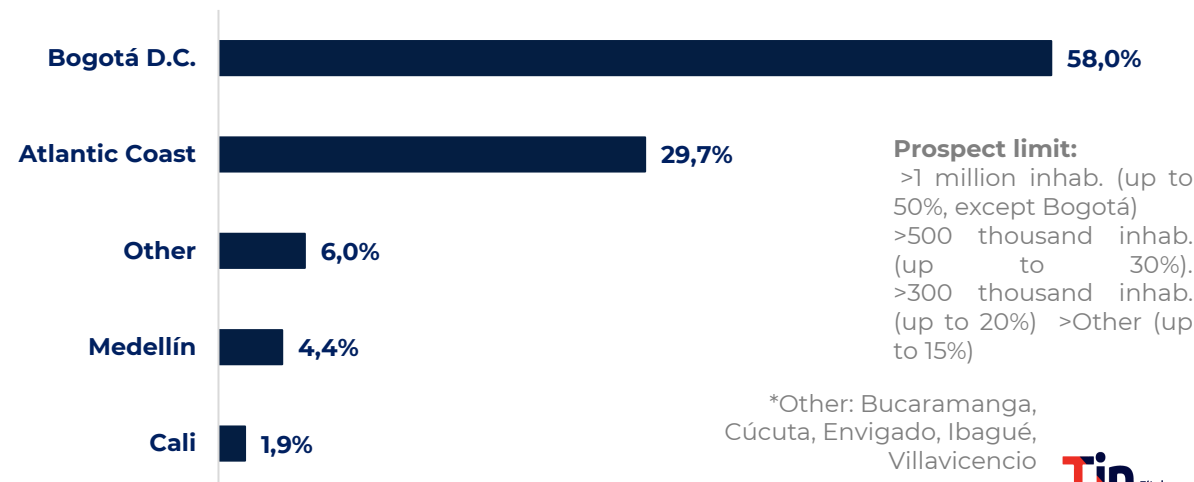
### By Economic Sector



Prospect limit: 50% for the asset value, CIU Code

\*Other: Health and Services.

### By Geographic Location



**Prospect limit:**  
 >1 million inhab. (up to 50%, except Bogotá)  
 >500 thousand inhab. (up to 30%).  
 >300 thousand inhab. (up to 20%)  
 >Other (up to 15%)

\*Other: Bucaramanga, Cúcuta, Envigado, Ibagué, Villavicencio

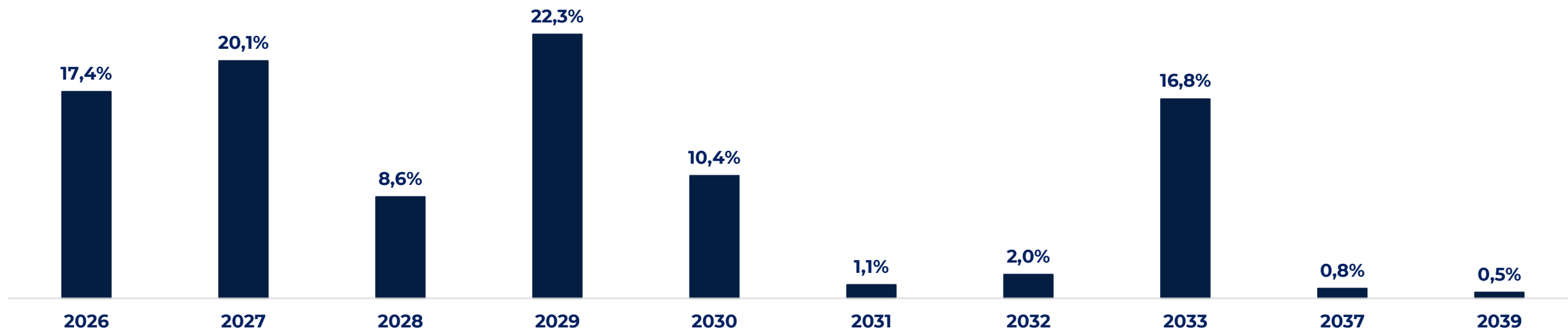


**38**  
Total Tenants



**3,66 Years**  
Weighted Average Lease  
Term Remaining

### Lease Expiration Profile



### Return



**12,95% EAR**

Since Inception:  
Oct. 2018 – Jan. 2026

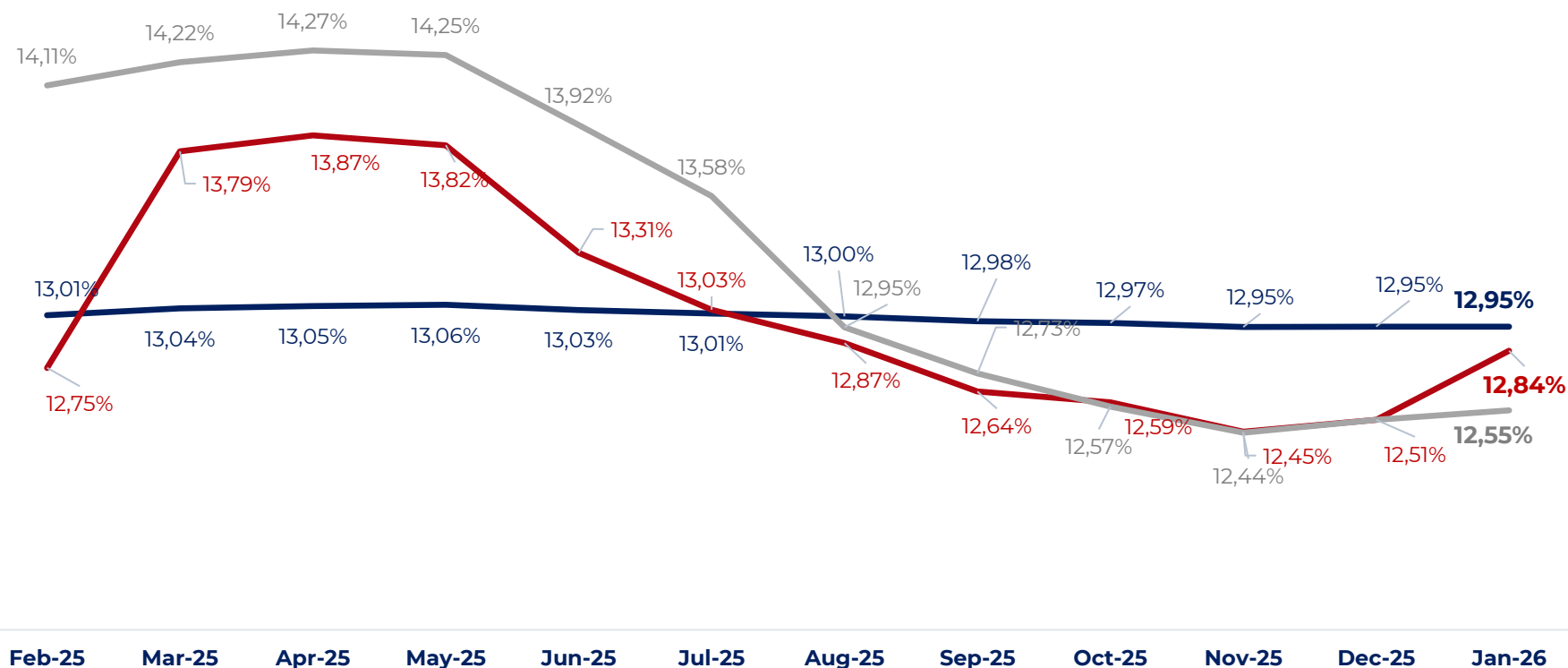
- 54,1% - **Capital Appreciation**
- 45,9% - **Cash Flow**



**12,51% EAR**

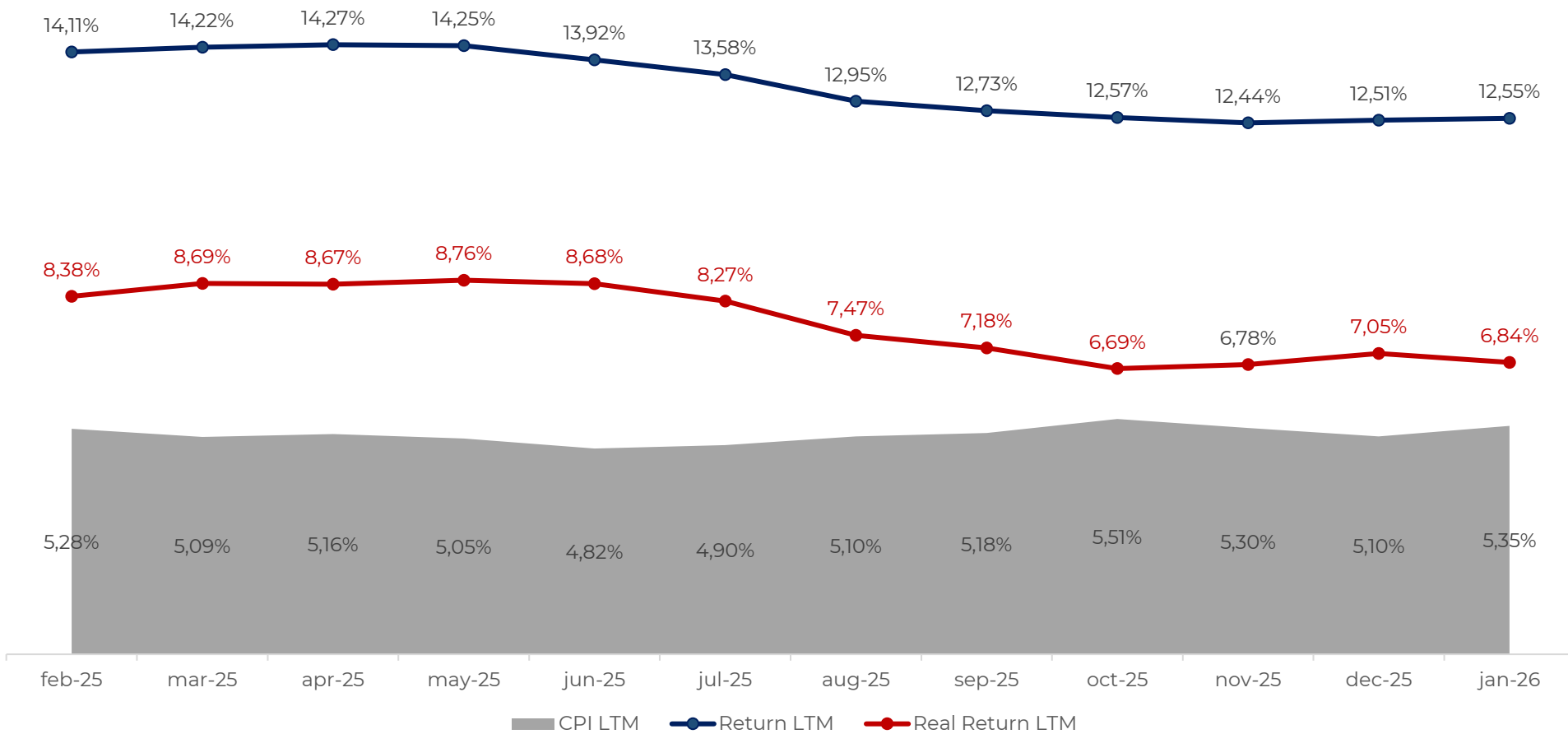
Last 12 months:  
Feb. 2025 – Jan. 2026

- 43,4% - **Capital Appreciation**
- 56,6% - **Cash Flow**

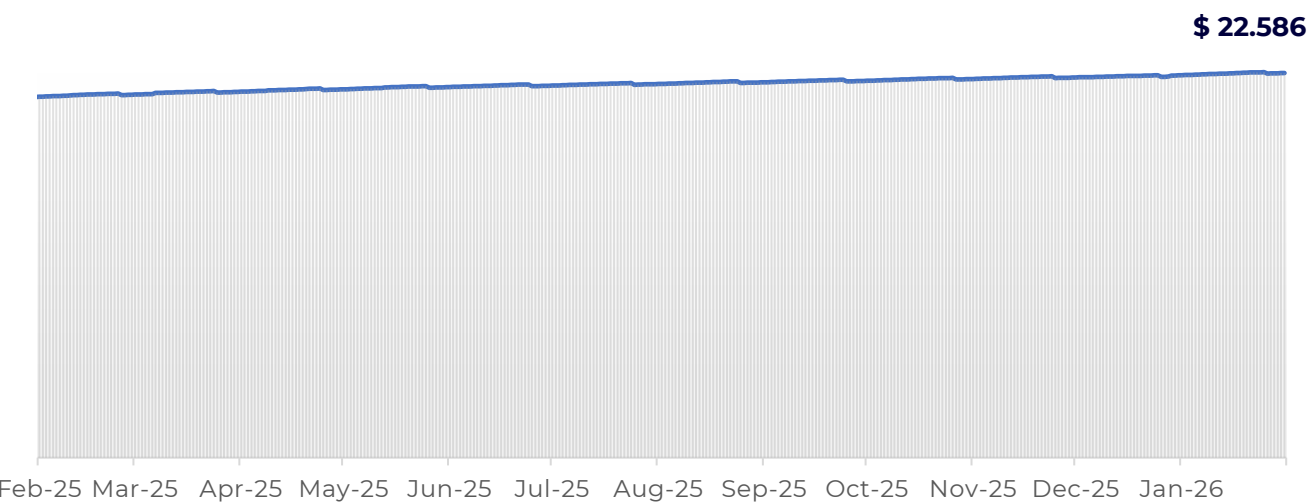


— Since the Beginning — YTD\* — LTM\*\*

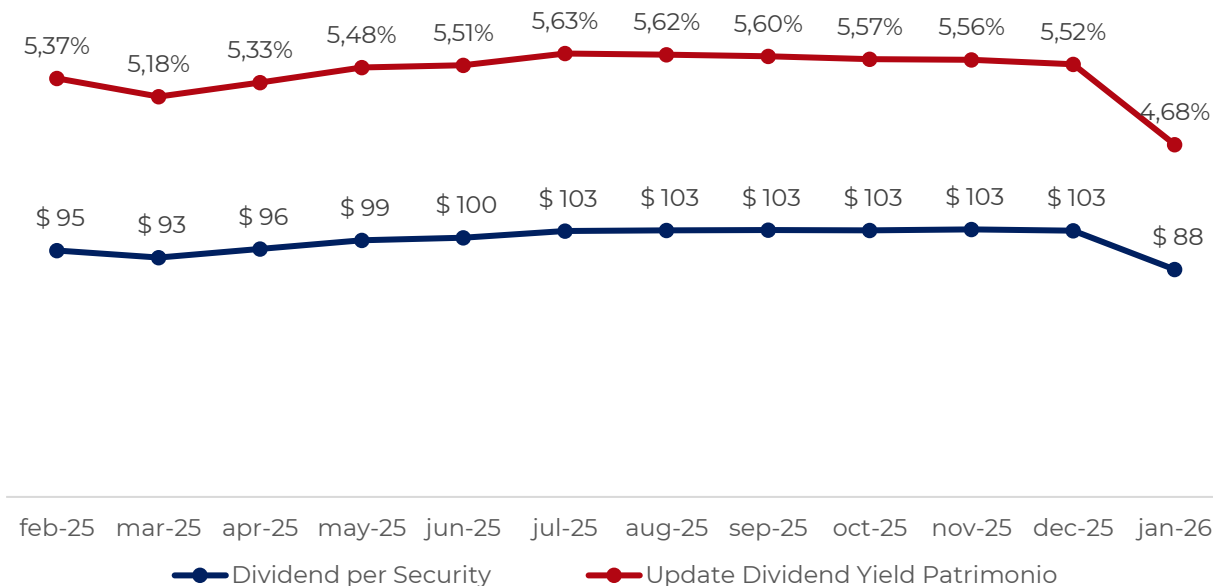
### Return LTM\*



### TIN Security Value



### Dividend Yield & Returns



**COP\$ 22.586**

Security Value Jan. 31  
2026

**6,58%**

LTM security value's increase  
Vs \$21.192\* (Security Value 01/02/2025)



**5,42%**

Average DY LTM:  
02/2025 – 01/2026



**4,68%**

Average DY YTD:  
01/2026



**4,68%**

DY Last Month:  
01/2026



**7,10%**

DY Last Month  
Market Prices:  
01/2026



### Dividend Yield LTM at NAV

Dividend  
Yield LTM:  
**5,42%**



### Dividend Yield at 70% discount to NAV

Dividend  
Yield LTM:  
**7,74%**



### Dividend Yield at 50% discount to NAV

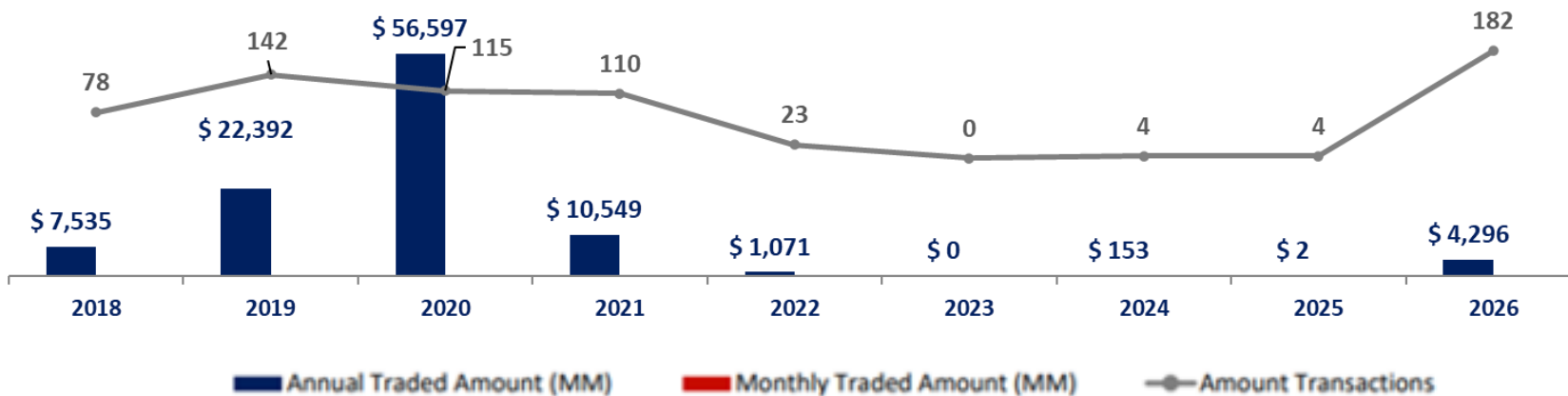
Dividend  
Yield LTM:  
**10,84%**



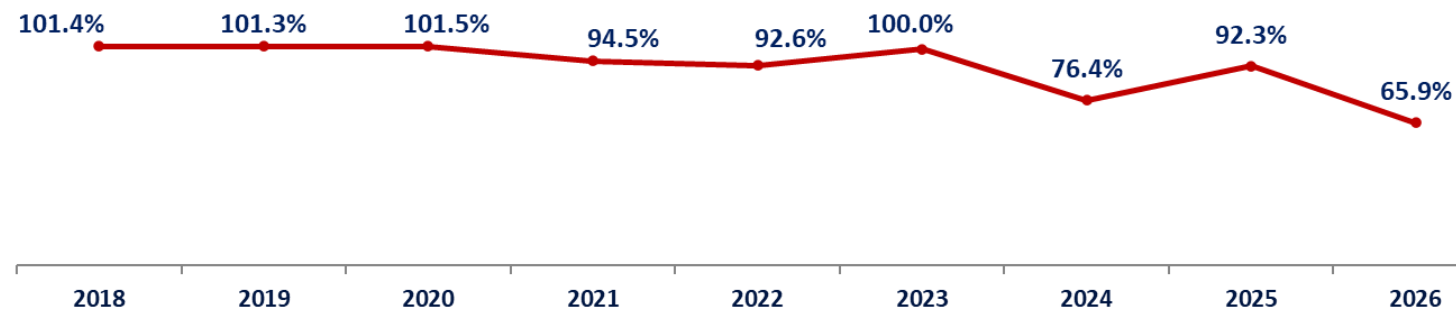
Date	DY	Distributable Cash flow	Outstanding Units	Cash Flow per Unit
Jan-26	4.6%	\$ 1,658,219,015	19,463,850	85
feb-26	4.6%	\$ 1,673,536,931	19,463,850	86
mar-26	4.6%	\$ 1,682,408,536	19,463,850	86
Apr-26	4.6%	\$ 1,698,577,629	19,463,850	87
may-26	4.6%	\$ 1,699,389,034	19,463,850	87
jun-26	4.6%	\$ 1,706,455,247	19,463,850	88
jul-26	4.6%	\$ 1,713,612,403	19,463,850	88
Aug-26	4.6%	\$ 1,723,017,166	19,463,850	89
sep-26	4.6%	\$ 1,730,255,045	19,463,850	89
oct-26	4.6%	\$ 1,738,082,123	19,463,850	89
nov-26	4.6%	\$ 1,748,040,460	19,463,850	90
dic-26	4.6%	\$ 1,755,010,487	19,463,850	90
Jan-27	5.0%	\$ 1,915,119,580	19,463,850	98
feb-27	5.0%	\$ 1,926,035,762	19,463,850	99
mar-27	5.0%	\$ 1,937,014,165	19,463,850	100
Apr-27	5.0%	\$ 1,948,055,146	19,463,850	100
may-27	5.0%	\$ 1,959,159,060	19,463,850	101
jun-27	5.0%	\$ 1,970,326,267	19,463,850	101
jul-27	5.0%	\$ 1,981,557,127	19,463,850	102
Aug-27	5.0%	\$ 1,992,852,002	19,463,850	102
sep-27	5.0%	\$ 2,004,211,259	19,463,850	103
oct-27	5.0%	\$ 2,015,635,263	19,463,850	104
nov-27	5.0%	\$ 2,027,124,384	19,463,850	104
dic-27	5.0%	\$ 2,038,678,993	19,463,850	105

- **Revenue, expense, and equity projections for the vehicle** are adjusted based on economists' **inflation expectations** for 2026 and 2027.
- **Financial expenses** are adjusted based on analysts' forecasts of the **Monetary Policy Rate**.
- **Dividend yield** is calculated based on the **unit's net asset value (NAV)**

### Total Traded Amount (COP\$ Millions)



### Trade Price (Weighted Average) \*



**69.8%**

Valuation Price\*\*



**19.463.850**

Outstanding TIN Securities

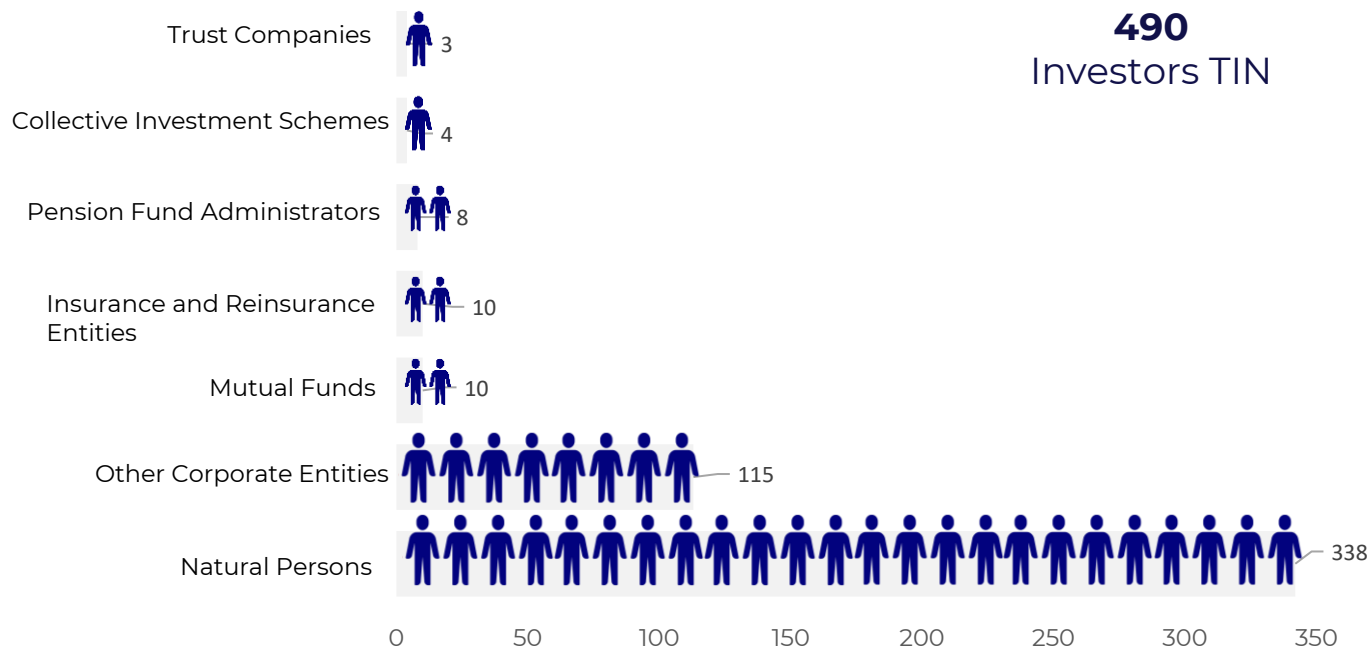
\*WAP: Weight average price

\*\* Precia's valuation Price January 31 2026

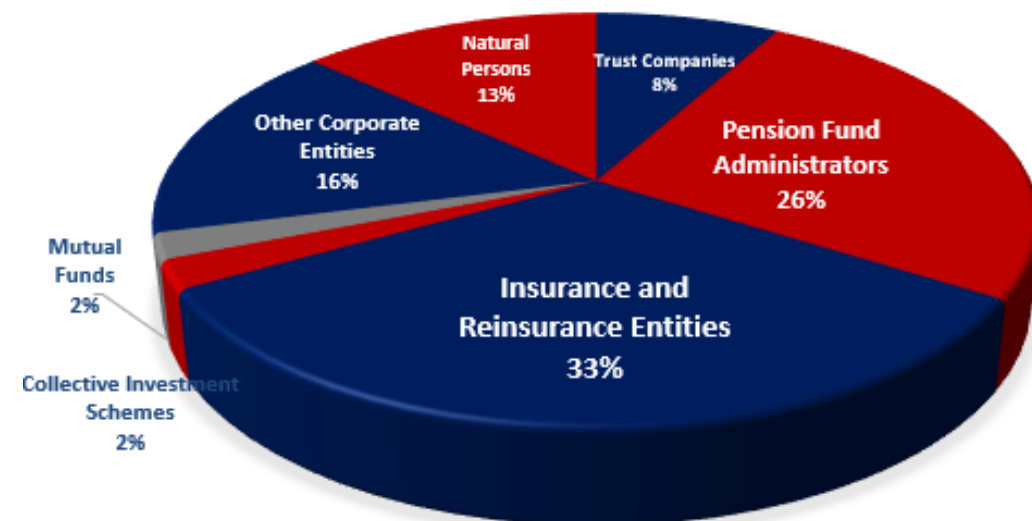
### Total Investors



**490**  
Investors TIN



### Investors per Amount



71%: Institutional Investors  
29%: Retail Investors